

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2008-0031

HLC DATE:

October 27, 2008

November 17, 2008

PC DATE:

December 9, 2008

APPLICANT: Susan Morehead and Sinclair Black, owners

HISTORIC NAME: Louis J. and Rae Snyder House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 2508 Harris Boulevard

ZONING FROM: SF-3 to SF-3-H

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from single family residence (SF-3) district to single family residence – Historic Landmark (SF-3-H) combining district zoning.

HISTORIC LANDMARK COMMISSION ACTION: Recommended the proposed zoning change from single family residence (SF-3) district to single family residence – Historic Landmark (SF-3-H) combining district zoning. Vote: 5-0-1 (Limbacher and Leary abstaining).

PLANNING COMMISSION ACTION: Recommended the proposed zoning change from single family residence (SF-3) district to single family residence – Historic Landmark (SF-3-H) combining district zoning. Vote: 8-0.

DEPARTMENT COMMENTS: The house is beyond the bounds of the Comprehensive Cultural Resources Survey (1984).

CITY COUNCIL DATE: December 18, 2008

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Pemberton Heights Neighborhood Association

BASIS FOR RECOMMENDATION:

The ca. 1936 house was built in a Romantic English Cottage style for Louis J. and Rae Snyder, the proprietors of Snyder's Smart Shop, a women's clothing store on Congress Avenue for many years, which was then re-named Snyder-Chenard when Louis J. Snyder brought his sons, Chester and Bernard into the business.

Architecture:

One-and-a-half story irregular-plan brick-veneered Romantic English Cottage-styled house with a central turret containing the round-arched entry flanked in

stone, and round-arched windows with keystones. Fenestration on the principal façade of the house consists of triple diamond-paned sash windows with cast stone quoins on the right flank of the façade and a segmental-arched window in the left projecting gable. Fenestration on the remainder of the house consists of 6:6 Colonial Revival-styled double-hung windows.

The Romantic English Cottage was a variation of the very popular Tudor Revival style of the 1920s and 1930s, but stressed softer lines and a bent towards the exotic with the use of turrets and other ornamental features not usually seen in Tudor Revival residential architecture.

Historical Associations:

Louis J. and Rae Snyder purchased this property in 1936, when they were the proprietors of Snyder's Smart Shop at 714 Congress Avenue. The Snyders moved to Austin in 1933, and first lived at 2208 Euclid Avenue, as shown in the 1935 city directory; they are not listed in the city directories of 1932-33 or 1930-31. The 1930 U.S. Census shows Louis J. and Rae Snyder and their two sons, Chester and Bernard, living in Savannah, Georgia, where Louis worked as the manager of a department store. The family lodged in the home of Moe Bleinburg, a store manager. Both Louis and Rae Snyder had been born in New York; Louis' parents had both come from Sweden; Rae's parents had both come from Russia. Their son Chester, then 10, had been born in New York, while Bernard, then aged 4, had been born in South Carolina. Both Louis and Rae were then 36 years old and had been married for 13 years. The 1935 city directory lists Snyder's Smart Shop as carrying "distinctive individual apparel and shoes for misses and women at sensible low prices. By the early 1950s, Louis Snyder had brought his two sons into the business; the 1953 city directory shows Snyder's Smart shop operated by Louis, Chester, and Bernard Snyder, and offered women's clothing at their location at 714 Congress Avenue. Louis Snyder served as president of the company, while Chester Snyder was the vice-president, and Bernard Snyder was the secretary/treasurer. By 1963, Snyder's Smart Shop was located at 714 Congress Avenue, and the family had opened Snyder Chenards, combining the names of Louis' two sons, Chester and Bernard, at 5716 Burnet Road. After Louis Snyder's death in 1962, Chester Snyder became the president of Snyder-Chenards, Bernard Snyder was the vice-president, and Ralph Barron served as secretary/treasurer. By 1965, the family had four stores; they moved from their original location at 714 Congress Avenue to 616 Congress Avenue, and also had stores at 2338 Guadalupe Street, 5716 Burnet Road, and in the Hancock Shopping Center. By the early 1970s, Snyder-Chenards had closed their store on Guadalupe Street and had moved into Highland Mall. Chester Snyder served as president, Bernard Snyder was vice-president, and Rosario Baxter served as art director for the stores, which were listed in the 1973 city directory as offering ladies' ready-to-wear clothing in fine women's fashion stores. By 1977, the family had closed all of the stores except for the downtown location at 616 Congress Avenue, and by 1981, Chester Snyder operated Snyder's Chensard at 4521 Westgate Boulevard, while Bernard Snyder was employed by Paragon Properties, doing commercial real estate. The company closed in 1982, after 49 years in the fine women's clothing business in Austin. After Louis Snyder's death in 1962, Rae Snyder sold the house in 1966 to Charles and Ann Howe, who had moved to Austin to helm the Unitarian-Universalist congregation here. Rae Snyder died in 1969.

Charles A. Howe served as leader of the Unitarian-Universalist church in Austin from 1966 to 1970, when he moved to Syracuse, New York to take over the congregation there. He has written numerous books and articles on the Unitarian-Universalist faith, and has been active in various civil rights causes, including abortion rights, opposition to the death penalty, and civil liberties. He now lives in Raleigh, N.C. The Howes sold the house in 1970 to J.B. and Rebecca Warden, who lived here for about a year before selling it to John and Susan Morehead. John Morehead is an attorney; when he and Susan divorced in 1976, he deeded this property to her. Susan Morehead has been very active in supporting the arts, art in education, and the environment. She was worked to relocate the Arthouse to Congress Avenue, and establish the parks along Austin's creeks, among other civic projects. Her husband, Sinclair Black, is a prominent Austin architect and urban designer, with many downtown projects to his credit, including the revitalization of 4th Street in the Warehouse District.

PARCEL NO.: 01150102050000

LEGAL DESCRIPTION: Lot 14, less the north 6 feet, Block 8, Pemberton Heights, Section 2 and 3, and the north 20 feet of Lot 4, Block 5, Pemberton Heights, Section 1.

ANNUAL TAX ABATEMENT: \$7,481 (owner-occupied); city portion: \$1,819

APPRAISED VALUE: \$622,649

PRESENT USE: Single-family residence.

CONDITION: Excellent

PRESENT OWNERS:

Susan K. Morehead and Sinclair Black
2508 Harris Boulevard
Austin, Texas 78703

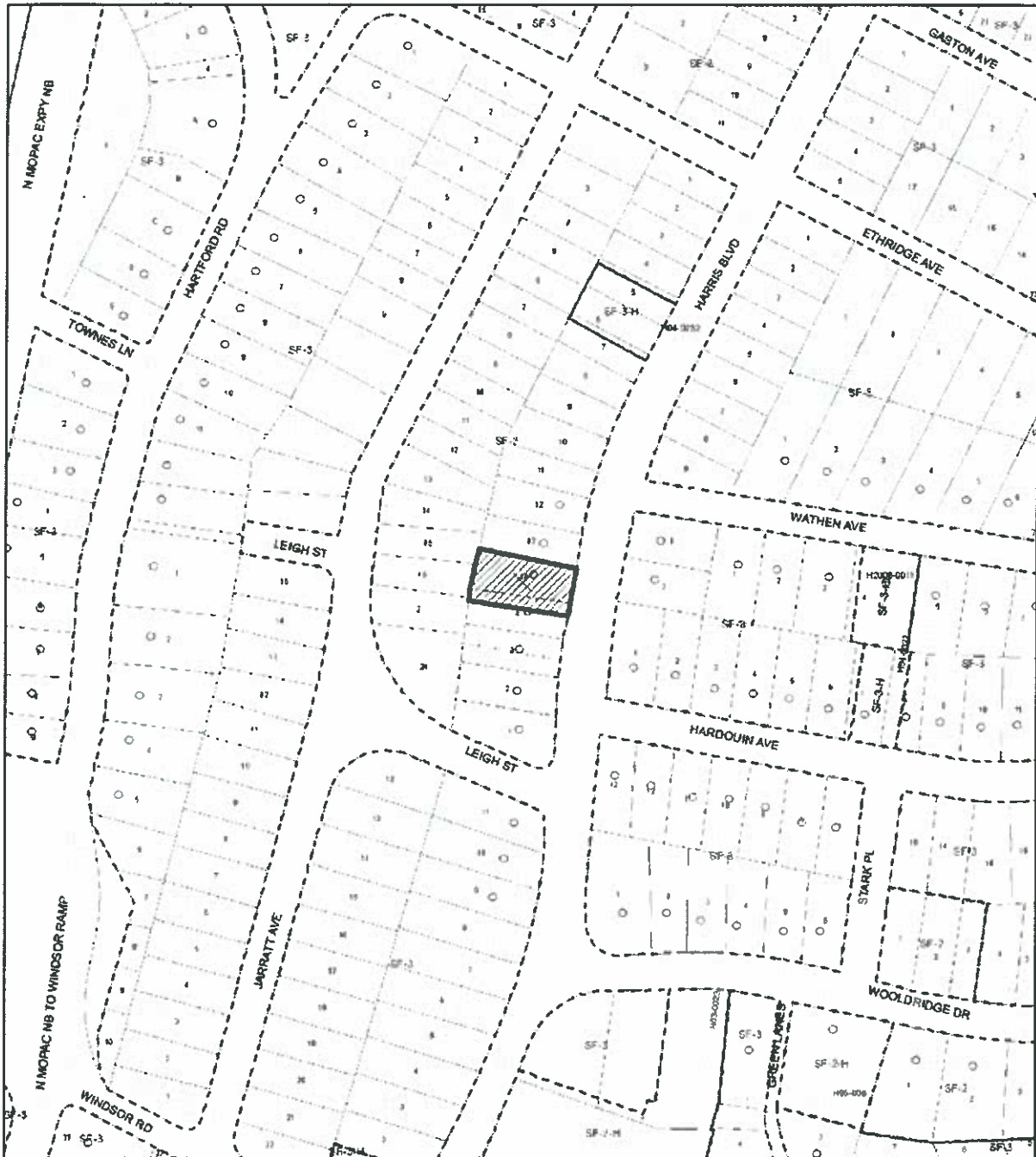
DATE BUILT: ca. 1936




ALTERATIONS/ADDITIONS: 1990 modifications include the application of stucco over the original brick façade, installation of stone surrounds at the first floor front windows and front door, enclosing of a screened porch between the house and detached garage, and the construction of a terrace on the roof of the detached garage.

ORIGINAL OWNER(S): Louis J. and Rae Snyder (1936)

OTHER HISTORICAL DESIGNATIONS: None.

LOCATION MAP



-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

OPERATOR: S. MEEKS

HISTORIC ZONING

ZONING CASE# C14H-2008-0031
ADDRESS 2508 HARRIS BLVD
SUBJECT AREA 0.000 ACRES
GRID: H24
MANAGER S. SADOWSKY



1" = 200'

This map has been produced by GIS Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Louis J. and Rae Snyder House
2508 Harris Boulevard
ca. 1936



Snyder's

After Easter CLEARANCE

Spring Coats,

Suits and

Early Spring Silk

Dresses

REDUCED FROM

50^{to} 10%

- USE YOUR CHARGE ACCOUNT
- STYLES YOU CAN WEAR UNTIL SUMMER
- LOOK FOR THE RED TAG
- DON'T MISS THIS EVENT
- A REAL SNYDER VALUE

Snyder's

Am. ... 4-5-42

L. J. Snyder, Dress Shop Owner, Dies

Louis Joseph Snyder of 2300 Harris Boulevard, died in a local hospital Tuesday. He was owner of the Snyder's Dress Shops, a member of Austin Lodge Number 17, A.F.&A.M., member of Scottish Rite Bodies, Ben Hur Shrine and the Austin Rotary Club.

He is survived by his widow, Mrs. Rae K. Snyder; two sons, Chester Snyder and Bernard Snyder, both of Austin; one sister, Mrs. Ira Gutman of Hartford, Conn.; and three brothers, Jack Snyder of New York City, Pete Snyder of Nutley, N. J., and Robert Snyder of Cleveland, Ohio.

Snyder began business in Austin back in 1933 at the downtown location of Snyder's Clothing, 714 Congress Avenue. The original store plus two new branches are now incorporated. Snyder was corporation president.

An active civic leader, Snyder was a member of the Downtown Austin Rotary Club for the past 15 years. He was a Mason and a member of Temple Beth Israel. During recent years he was an active participant in the city's United Fund drives.

Funeral services will be held Wednesday morning at 10 a. m., at Cook Funeral Home with Rabbi Louis Firestein officiating. Burial will be in Beth Israel in Oakwood. Memorial contributions may be made to favorite charities.

Obituary of Louis J. Snyder
Austin Statesman, October 30, 1962

Wednesday, Oct. 31, 1962

Snyder's Funeral Set for 10 A.M.

Funeral services for Louis Joseph Snyder of 2828 Harris Boulevard will be held Wednesday at 10 a.m. from Cook Funeral Home with Rabbi Louis Firestein officiating. Burial will be in Beth Israel in Oakwood.

Snyder, a prominent civic leader and owner of Snyder Dress Shops here since 1933, died Tuesday in a local hospital. He was a member of Austin Lodge Number 12, AF&AM, Scottish Rite bodies, Ben Hur Shrine and Rotary Club. During recent years

he was an active participant in the city's United Fund drive.

Surviving are his widow, Mrs. Rae K. Snyder; two sons, Charles Snyder and Bernard Snyder of Austin; sister, Mrs. Ira Gutman of Hartford, Conn.; and three brothers, Mack Snyder of New York City, Fely Snyder of Natick, N.Y., and Robert Snyder of Cleveland, Ohio.

Palbearers will be Ralph Barron, Charles Epstein, Milton Smith, Philip Parker, Harry Golden and Max Silberstein.

Obituary of Louis J. Snyder
Austin American, October 31, 1962

MRS. RAE K. SNYDER

Mrs. Rae K. Snyder, 77, of 1801 Lavaca, died in a local hospital Wednesday night. She was a member of Temple Beth Israel, and the widow of the late L. J. Snyder, the founder of Snyder-Chenard's.

Funeral will be Friday at 2:30 p.m. at Cook Funeral Home with Rabbi Louis Firestein officiating. Burial will be in Beth Israel in Oakwood Cemetery.

She is survived by two sons, Bernard Snyder and Charles Snyder, both of Austin; a sister, Mrs. Jack Schneider of New York City; a brother, Sam Koret of New York City; and five grandchildren.

Palbearers will be Charles Epstein, Louis Leves, Ralph Barron, Gene Ravel, Al Kaplan and Milton T. Smith.

Honorary pallbearers will be Harry Golden, Ben Neuman, Bill Koen, Herman Brickman, David Samuelson, Melvin Ritt, Malcolm Geller, Leonard R. Bagelman, Jay Levin, Dr. L. Jerome Ravel and Victor Ravel. Memorial contributions may be made to the Austin Cancer Society of the American Cancer Society.

Obituary of Rae Snyder
Austin American, July 11, 1969

Historical Documentation-Deed Chronology

Transaction

Volume/Page

Pemberton Heights to
Louis J. Snyder
February 19, 1936
Lot 14 less the n. 6 ft. of
Block 8, Pemberton Heights,
Section 2 & 3, and the n.20 ft.
Of lot 4, block 5, section 1

545/66

Rae K. Snyder to Charles and
Ann Howe
August 8, 1966
Same legal

3175/586

Charles and Ann Howe to
J.B. and Rebecca V. Warden
August 15, 1970
Same legal

3916/58

**J.B. Warden & Rebecca Warden
To John and Susan Morehead
March 10, 1971
Same legal**

4021/764-7

**John Morehead to Susan
Morehead
October 7, 1976
Same legal**

5601/3-4

Historical Documentation-Occupancy History

1936-1966	Rae and Louis Snyder
1966-1970	Charles and Ann Howe
1971-1976	John & Susan Morehead
1976-1977	Susan Morehead
1977-present	Susan Morehead & Sinclair Black

A. APPLICATION FOR HISTORIC ZONING

OK to go
SS
9-26-08

PROJECT INFORMATION:

#10197864

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>09-30-05</u>	FILE NUMBER(S): <u>C14H-2008-</u>
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: <u>100</u>	
TENTATIVE CC DATE: _____	CITY INITIATED: YES / <u>NO</u>
CASE MANAGER: <u>S. SODOMSKY</u>	ROLLBACK: YES / <u>NO</u>
APPLICATION ACCEPTED BY: <u>ROSEMARY</u>	

BASIC PROJECT DATA:

1. OWNER'S NAME: <u>Susan Morehead</u>	
2. PROJECT NAME: <u>The Snyder-Morehead-Black House</u>	
3. PROJECT STREET ADDRESS (or Range): <u>2508 Harris Blvd.</u>	
ZIP: <u>78703</u>	COUNTY: <u>Travis</u>
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:	
LOCATED _____ FRONTAGE FEET ALONG THE <u>N. S. E. W.</u> (CIRCLE ONE) SIDE OF	
APPROXIMATELY _____ (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS	
INTERSECTION WITH _____	DISTANCE FROM ITS CROSS STREET.

AREA TO BE REZONED:

4. ACRES _____	(OR)	SQ. FT. _____
6. ZONING AND LAND USE INFORMATION:		
EXISTING ZONING <u>SF-3</u>	EXISTING USE <u>Residence</u>	TRACT# (IF MORE THAN 1) _____
_____	_____	ACRES / SQ. FT. _____
_____	_____	PROPOSED USE <u>Residence</u>
_____	_____	PROPOSED ZONING <u>SF-3-H</u>
_____	_____	_____

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE? (YES / <u>NO</u>)	FILE NUMBER: _____
7. RESTRICTIVE COVENANT? (YES / <u>NO</u>)	FILE NUMBER: _____
8. SUBDIVISION? (YES / <u>NO</u>)	FILE NUMBER: _____
9. SITE PLAN? (YES / <u>NO</u>)	FILE NUMBER: _____

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: Pemberton Heights
Block(s) 1120 ft. of lot 4, block 15, section 1, and 1 Outlot(s) _____
Plat Book: 3 Page: 101 14 (less the north 6 ft.) Block 8,
Number: 134 + 136 Section 2
10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)

DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:

11. VOLUME: _____ PAGE: _____ TAX PARCEL I.D. NO. 01150102050000

OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? YES / NO
TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) _____
13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? YES / NO
14. IS A TIA REQUIRED? YES / NO (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)
TRIPS PER DAY: _____
TRAFFIC SERIAL ZONE(S): _____

OWNERSHIP TYPE:

15. ☒ SOLE ☐ COMMUNITY PROPERTY ☐ PARTNERSHIP ☐ CORPORATION ☐ TRUST
If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION
SIGNATURE: Susan Morehead NAME: Susan Morehead
FIRM NAME: _____ TELEPHONE NUMBER: 476-5703
STREET ADDRESS: 2508 Harris Blvd.
CITY: Austin STATE: Tx. ZIP CODE: 78703
EMAIL ADDRESS: smorehead@earthlink.net

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION
SIGNATURE: Suzanne Deaderick NAME: Suzanne Deaderick
FIRM NAME: _____ TELEPHONE NUMBER: 512-477-2629
STREET ADDRESS: 2502 Harris Blvd.
CITY: Austin STATE: Tx. ZIP CODE: 78703
CONTACT PERSON: Suzanne Deaderick TELEPHONE NUMBER: _____
EMAIL ADDRESS: Suzanne@grande.com.net

DEPARTMENTAL USE ONLY: _____

E. ACKNOWLEDGMENT FORM

concerning
Subdivision Plat Notes, Deed Restrictions,
Restrictive Covenants
and / or
Zoning Conditional Overlays

I, Susan Morehead have checked for subdivision plat notes, deed restrictions,
(Print name of applicant)

restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

2508 Harris Blvd.
(Address or Legal Description)
Austin, Tx. 78703

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.

Susan Morehead
(Applicant's signature)

7.25.08
(Date)

D. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.

Susan Morehead 9.25.08
Signature Date
Susan Morehead
Name (Typed or Printed)

Firm (If applicable)

INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.

Susan Morehead 9.25.08
Signature Date
Susan Morehead
Name (Typed or Printed)

Firm (If applicable)

TAX CERTIFICATE
Nelda Wells Spears
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 1038101

ACCOUNT NUMBER: 01-1501-0205-0000

PROPERTY OWNER:

MOREHEAD SUSAN K
2508 HARRIS BLVD
AUSTIN, TX 78703-2408

PROPERTY DESCRIPTION:

N 20FT OF LOT 4 BLK 5 PEMBERTON HE
IGTHS SEC 1 LOT 14 BLK 8 * S 50.58
FT PEMBERTON HEIGHTS SEC 2

ACRES 0.000 MIN* .00000 TYPE

SITUS INFORMATION: 2508 HARRIS BV

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2007	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS COUNTY HEALTHCARE DISTRICT	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*

TOTAL TAX:
UNPAID FEES:
INTEREST ON FEES:
COMMISSION:
TOTAL DUE ==>

ALL PAID
* NONE *
* NONE *
* NONE *
ALL PAID

TAXES PAID FOR YEAR 2007 \$12,567.25

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2007 EXCEPT FOR UNPAID YEARS LISTED ABOVE.
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 09/25/2008

Fee Paid: \$10.00

Nelda Wells Spears
Tax Assessor-Collector

By: 